TOWN OF MCADENVILLE SPECIAL MEEETING AGENDA
OCTOBER 7, 2026 @ 6:00 PM
163 MAIN STREET, MCADENVILLE, NC

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1. Call to Order

2. Discussion of the current condition of the asphalt on Poplar Street following the waterline installation for grant project VUR-D-ARP-0099, Waterline Rehabilitation. Estimated cost for full resurfacing verses pavement patching is $170K.

3. Council support is requested for a letter to the Division of Water Infrastructure requesting approval of Proposed Change Order #4 with the Waterline Rehabilitation Project allowing the Town to use the remaining unallocated project funds to mill and repave Poplar Street.

ADJOURN

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 4

Date of Issuance:	10/5/2026	Effective Date:	ASAP
Owner:	Town Of McAdenville	Owner's Contract No.:	VUR-D-ARP-0099
Contractor:	State Utilities Contractors, Inc.	Contractor's Project No.:	L-974
Engineer:	WithersRavenel	Engineer's Project No.:	09220368.01/23-0428
Project:	Waterline Rehabilitation Project	Contract Name:	Water System Upgrades

The Contract is modified as follows upon execution of this Change Order:

Description: This Change Order authorizes the Contractor, upon execution, to perform the asphalt milling and overlay work along Poplar Street as described herein and in the referenced attachments. Such work is required to correct the documented condition of the existing asphalt adjacent to the Work and to restore the roadway to a safe and serviceable condition. Except as expressly modified by this Change Order, all terms and conditions of the Contract remain unchanged and in full force and effect.

All parties involved agree, that it would be in the best interest of the public to proceed with the mill and overlay of Poplar Street, given its close proximity to Main Street and its role as the primary access route to the public parking area. In addition, public safety is a significant consideration, as this roadway serves as a key corridor for pedestrians accessing the walking trail, as well as the shops and restaurants along Main Street.

Attachments: State Utilities Change Order No. 4 Quote, Aerial view of Poplar Street, Mill and Overlay Limitations for Poplar Street, Photographs of Current Road Condition, and Letter from Town Council of the Town of McAdenville.

Item 0ne: Mill and Overlay for the entire length and width of Poplar St. Addition of 3,350 Square Yards NCDOT asphalt	$174,200.00
Item Two: Request for 35 additional calendar days to the schedule.	$0.00

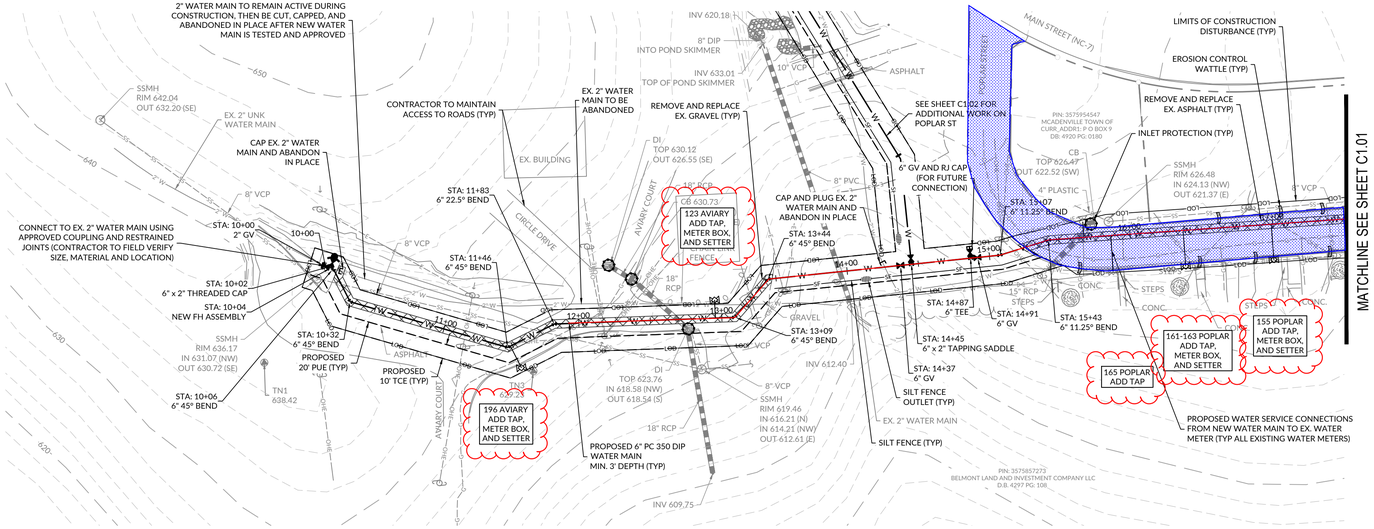
CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
	[note changes in Milestones if applicable]
Original Contract Price: $ 2,408,744.00	Original Contract Times: Substantial Completion: 300 Calendar Days 9/6/2026 Ready for Final Payment: 330 Calendar Days 10/6/2026
[Decrease] from previously approved Change Orders No. 2 to No. 3: $ (13,455.64)	Increase from previously approved Change Orders No. 2 to No. 3: Substantial Completion: 10 Calendar Days Ready for Final Payment: 10 Calendar Days
Contract Price prior to this Change Order: $ 2,406,017.75	Contract Times prior to this Change Order: Substantial Completion: 310 Calendar Days 9/16/2026 Ready for Final Payment: 340 Calendar Days 10/16/2026
[Increase] of this Change Order: $ 174,200.00 Pending DWI approval	Increase of this Change Order: Substantial Completion: 35 Days Ready for Final Payment: 35 Days
Contract Price incorporating this Change Order: $ 2,580,217.75 Pending DWI approval	Contract Times with all approved Change Orders: Substantial Completion: 345 Days 10/21/2026 Ready for Final Payment: 375 Days 11/20/2026

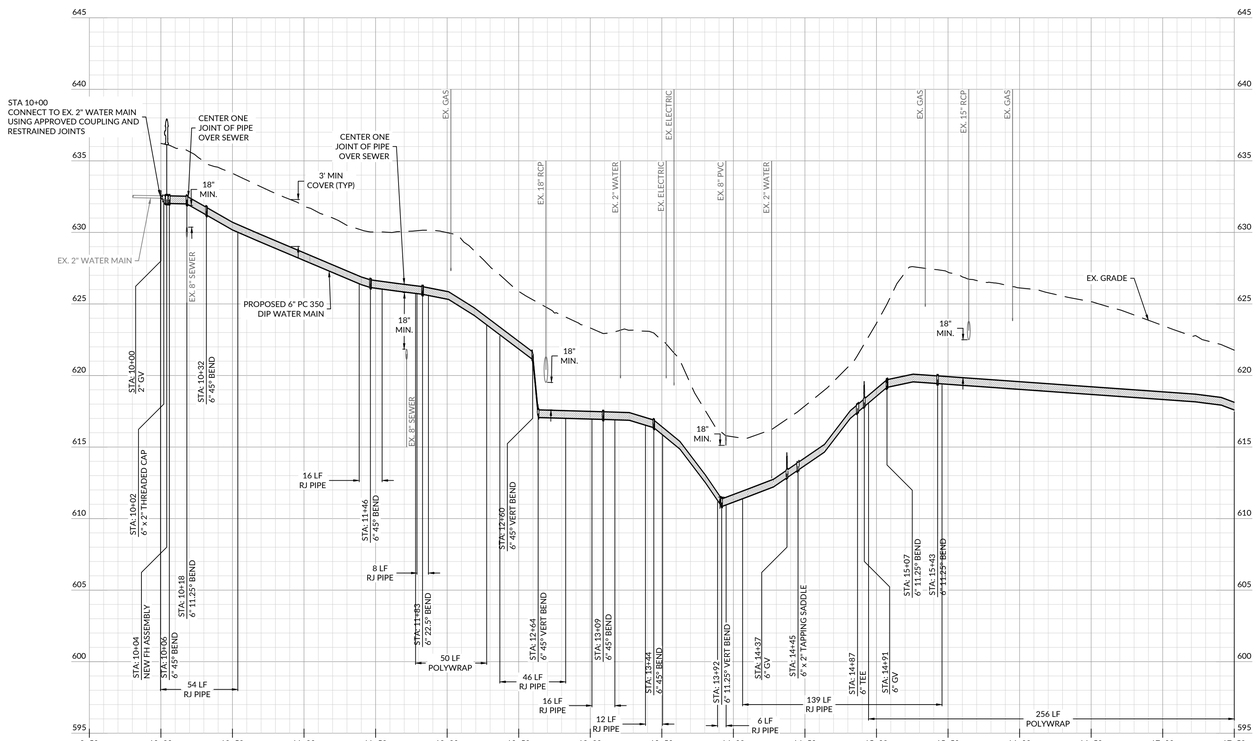
RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: _____	Title: _____	Title: _____
Date: _____	Date: _____	Date: _____

Approved by Funding Agency (if applicable)

By: _____ Date: _____

Title: _____





SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

CONFORMED SET

WithersRavenel
our people • your success
201 S. Tryon St. | Suite 800 | Charlotte, NC 28202
License #: F-1479 | t: 704.919.1242 | www.withersravenel.com

TOWN OF MCADENVILLE
163 MAIN STREET
MCADENVILLE, NC 28101

CONSTRUCTION PLANS
TOWN OF MCADENVILLE WATER SYSTEM UPGRADES
MCADENVILLE, NORTH CAROLINA 28101 | GASTON COUNTY

NORTH CAROLINA PROFESSIONAL SEAL 030282 ENGINEER DAVID A. MCCLURE, P.E.

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 03.20.2024
REVISIONS:
A - 06.13.2025 RKP
BID SET
B - 09.18.2025 DAM
RELEASED FOR CONSTRUCTION
C - 03.10.2026 RKP
CONFORMED SET

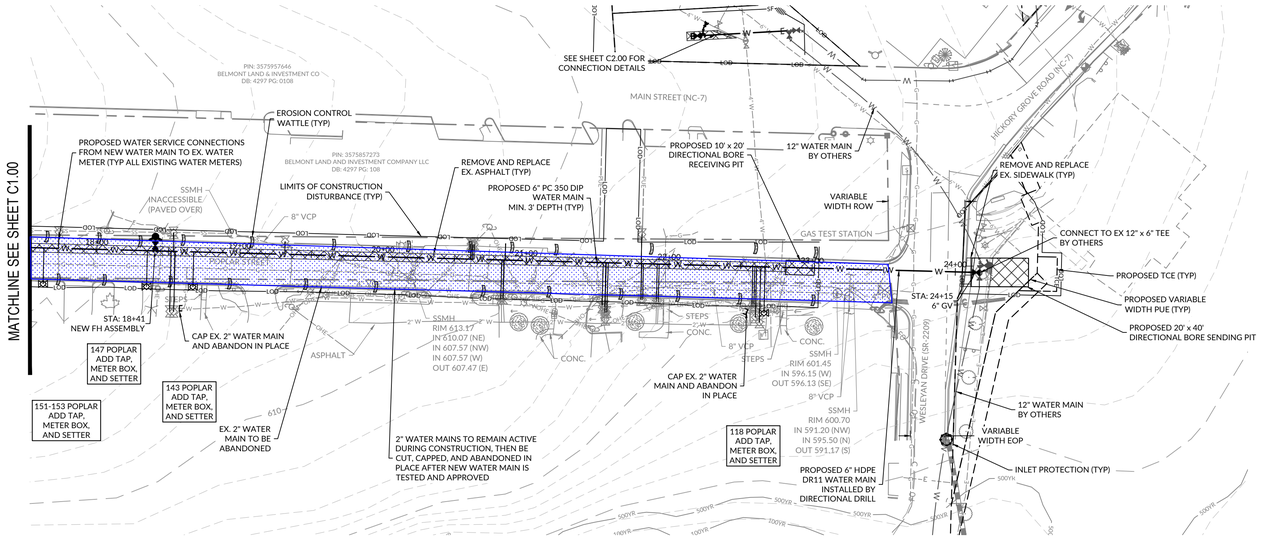
PROJECT 2
WATER LINE REHABILITATION

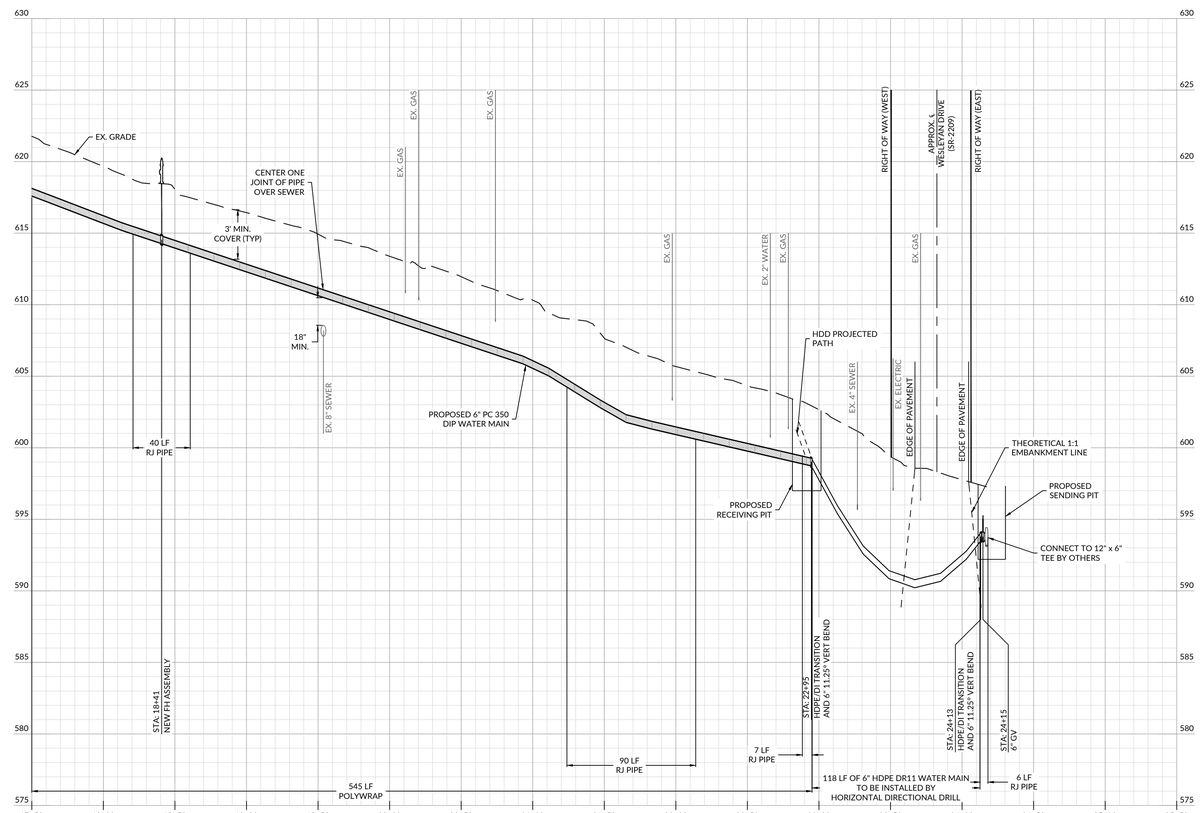
WR JOB NUMBER	23-0428
DRN: RP	DGN: JH CKD: DM

POPLAR ST
STA 10+00 - 17+50

C1.00

J:\23\0428-McAdenville Waterline Rehabilitation VSR\CAD\Drawing Sets\Construction\SHEETS PLAN AND PROFILE.DWG Thursday, March 19, 2026 3:34:07 PM - DMCCLURE





SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

CONFORMED SET

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MCADENVILLE, NORTH CAROLINA 28101 | GASTON COUNTY

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A - 06.13.2025 RKP
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PROJECT 2
WATER LINE REHABILITATION

WR JOB NUMBER	23-0428
DRN: RP	DGN: JH CKD: DM

POPLAR ST
STA 17+50 - END

C1.01

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Mc Adenville Baptist Church
Lee Beard, FNP-C
Legacy Park
Main St
Aviary Ct
Main St
Terra Mia Italian Ristorante & Bar...
Poplar St
Poplar St
Wesleyan Dr
goose + co
Arches

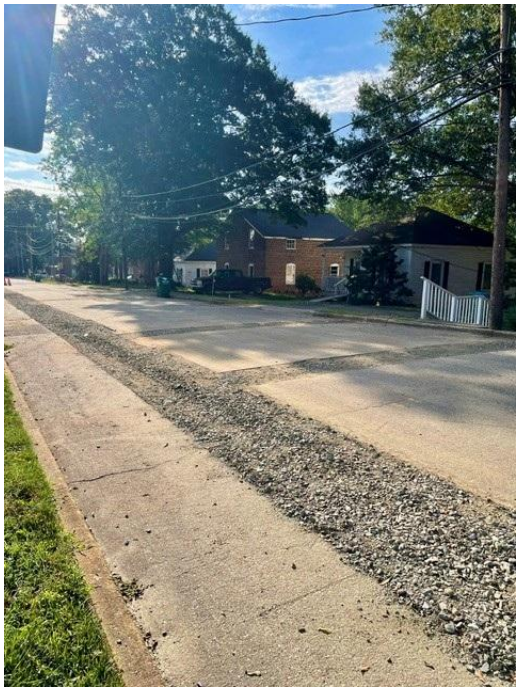
JOB: Water System Upgrades
McAdenville, NC
Change Order #4

ITEM	DESCRIPTION	UNIT	QUAN	UNIT PRICE	TOTAL
	Project 2 - Water Line Rehab.				
22	NCDOT mill and overlay	SY	3350	52.00	174,200.00
				Grand Total:	$ 174,200.00

Poplar Street Current Condition











PROJECT COST SUMMARY Project 2 Waterline Rehabilitation (DWI Project Number # VUR-D-ARP-0099) WR# 23-0428		
List contractor names below:	**TOTAL**	**Revised CO#4**
1. State Utility Contractors, Inc	**$2,408,744.00**	**$2,580,217.75**
SUBTOTAL	**$2,408,744.00**	**$2,580,217.75**
CONTINGENCY (5% of construction)	$120,437.20	$120,437.20
ENGINEERING	$650,000.00	$650,000.00
LEGAL, TESTING, ETC.	N/A	N/A
OTHER (specify) ⇨		
REAL PROPERTY ACQUISTION COSTS**	N/A	N/A
CLOSING COSTS (2%) (N/A in ARPA)	N/A	N/A
TOTAL	**$3,179,181.20**	**$3,350,654.95**

*See eligibility guidance for eligible costs at the Division's I Have Funding webpage - Construction & Disbursement of Funds

** Use the form provided on the Division's I Have Funding webpage - Approval of Bids

REVENUE SOURCES FOR PROJECT CONSTRUCTION	
List funds that are available for this project	**AMOUNT**
DEQ FUNDING (ARPA DWI# VUR-D-ARP-0099)	$ 3,749,048.00
BALANCE TO BE TRANSFERRED TO SRP-D-ARP-0108 (Project 1)	$ (283,000.00)
OWNER CONTRIBUTION	**$**
OTHER AGENCY (specify) ⇨	**$**
OTHER AGENCY (specify) ⇨	**$**
OTHER (2% closing fee)	N/A
TOTAL	$ 3,466,048.00

October 7, 2026

Dee Browder, PE
Project Inspector
NCDEQ Division of Water Infrastructure
Mooresville Regional Office

Re: Change Order #4 Request- Mill and Overlay of Poplar Street, Town of McAdenville
Waterline Rehabilitation Project VUR-D-ARP-0099

Dear Ms. Browder,

On behalf of the Town of McAdenville, we respectfully request DWI's consideration and approval of Change Order #4 to complete a mill and overlay of Poplar Street as part of the above-referenced waterline rehabilitation project.

Following discussion among the Town, project engineer, contractor, Council, and other parties involved, there is an agreement that completing this work would be in the best interest of the Town and the public. Poplar Street is located near Main Street and is the primary access route to the public parking area supporting residents, visitors, local businesses, and infrastructure for community events, most notably Christmas Town U.S.A.®. This annual event is one of North Carolina's most successful small-town holiday tourism attractions and generates substantial regional visitation to support downtown businesses, restaurants, and tourism. It is reported that hundreds of thousands of visitors pass through McAdenville during the December season to travel the 1.5-mile route, by foot or car, through Town to see more than 100 decorated homes. Maintaining safe and reliable transportation infrastructure is critical to the continued success of Christmas Town U.S.A.® and for ensuring safe, convenient access for residents and visitors.

Poplar Street is a key pedestrian corridor providing access to the Town's walking trail and the shops and restaurants along Main Street. Completing the mill and overlap as part of the current project would provide a safer, more durable roadway surface and a more complete restoration of this important public corridor. Sufficient grant funds remain available within the project budget to complete the proposed work without requiring additional funding.

The Town Council wholly supports this request and respectfully asks DWI to approve the proposed Change Order #4 as a prudent use of remaining unallocated project funds that will provide a meaningful and lasting benefit to the community.

We appreciate DWI's consideration of this request, and your overall partnership and support on this project.

Sincerely,

McADENVILLE TOWN COUNCIL

_____	_____
Reid Washam Mayor	Joe Rankin Mayor Pro-Tem
_____	_____
Susan Elkins Council Member	Fred McBee Council Member
_____	_____
Jay McCosh Council Member	Greg Richardson Council Member